GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Change of land use from Tank use to Residential use and deletion of 60'-0" wide Master Plan road in R.S.No.633 of Kovvur Municipality to an extent of Ac.4.36 cents – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No.85 Dated.29.06.2022

Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.MAU03-19022(32)/77/2018-RJDR, dt:21.08.2018.
2. Govt. Memo.No.20021/43/H2/2018, Dated:12.09.2018.
3. From the DTCP, AP, Guntur, Lr.Roc.No.MAU03-19022(32)/167/2018-RJDR, dt:10.01.2019.
4. Govt. Memo No.20021/43/H2/2018, dt:18.02.2019.
5. From the DT&CP., Lr.Roc.No.3964/2018/R2, dt:14.08.2019.
6. Govt. Memo No.11411/I2/2011, MA&UD (I2) Dept., dt:30.06.2012.
7. Govt. Memo No.20021/43/H2/2018, dt:23.09.2019.
8. AP Extraordinary Gazette No.524, dt.24.09.2019.
9. From the DT&CP., Lr.Roc.No.MAU03-19022(32)/77/2018-RJDR, dt.18.12.2019.
10. Govt. Memo No.1104132/H1/2020, dt.18.02.2020.
11. From the DT&CP., Lr.Roc.No.MAU03-19022(32)/77/2018-RJDR, dt.14.08.2020.
12. Govt. Memo No.604969/H2/2018, dt:12.11.2021.
13. From the Collector & District Magistrate, W.G. District, Eluru, Lr.Roc.No.D3/e-1876921/2022, dt.30.03.2022.

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ORDER:-

The Draft variation to the land envisaged in Kovvur General Town Planning Scheme, issued in reference 7th read above was published in Extra-ordinary Andhra Pradesh Gazette No.524, Part-I, dated.24.09.2019. The Director of Town & Country Planning, AP, Guntur in the reference 5th and 11th read above has submitted that, the Commissioner, Kovvur Municipality has informed that the applicant has paid total an amount of Rs.12,02,740/- towards development/conversion charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 9th read above, has submitted that, the Commissioner, Kovvur Municipality has informed that, they have published the draft variation appendix notification pertaining to change of land use in reputed daily news papers calling for objections/ suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

(P.T.O.)

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 29.06.2022.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, AP, Guntur.
The Commissioner, Kovvur Municipality, Kovvur, W.G. District.

Copy to:
The individual through the Commissioner, Kovvur Municipality, Kovvur, W.G. District.
The District Collector, W.G. District, Eluru.
Sf/Sc (E 604969).

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Kovvur General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.579, MA., dt.06.11.1996 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.633, Kovvur Municipality, West Godavari District to an extent of Ac.4.36 Cents and the boundaries of which are shown in the schedule hereunder and which is earmarked for Tank use & 60'-0" wide Master Plan Road in the General Town Planning Scheme (Master plan) of Kovvur Town sanctioned in G.O.Ms.No.579, MA., Dt.06.11.1996 is now designated for Residential land use and deletion of 60'-0" wide Master Plan Road by variation of change of land use based on the Council Resolution No.848, dt.25.05.2018 as marked "A, B, C, D, E" (Residential use) in the revised part proposed land use map G.T.P.No.15/2019/R, available in the Municipal Office, Kovvur Town, subject to the following conditions that;

1. The applicant shall retain and hand over the site affected in proposed 40'-0" wide MP road passing through the site on Eastern side of the site, to the local body through registered gift deed at free of cost.

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2. The applicant shall hand over the site affected in widening of existing 15'-0" wide road to 40'-0" wide Master Plan road on Northern side and the portion of site affected in 60'-0" wide road on South-West corner of the site, to the local body through registered gift deed at free of cost.
3. The applicant shall furnish L.C.C. issued by the competent authority while obtaining development permission.
4. The applicant shall obtain prior Technical Approval from the Competent Authority before commencement of any development activity in the site under reference.
5. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 15'-0" wide CC road to be widened to 40'-0" as per MP road.
East	:	Residential built-up area R.S.No.632.
South	:	Existing 60'-0" wide road.
West	:	Vacant land R.S.No.596.

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER